51, Banc Gelli Las

Bridgend, CF31 5DH

Watts & Morgan

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£522,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautifully presented five-bedroom detached family home, ideally positioned in the highly sought after Broadlands development. Perfectly located within walking distance of local shops, schools and everyday amenities, the property also enjoys excellent access to Bridgend Town Centre and Junction 36 of the M4, making it ideal for commuters.

The spacious accommodation comprises a welcoming entrance hall, ground floor WC, an impressive open-plan living and dining room, a stylish kitchen/diner with direct access to the rear garden, and a separate utility room. Upstairs, there are five generously sized bedrooms, including two with en-suite shower rooms, alongside a contemporary family bathroom.

The private rear garden is predominantly laid to lawn and bordered by mature shrubs and secure fencing, offering an attractive and private outdoor setting. The raised ceramic-tiled seating terrace, with a superb covered outdoor entertaining space, complete with power, is perfectly suited to year-round outdoor living. To the side of the home, there is a further patio area with a useful storage shed. To the front, a private driveway provides ample off-road parking and leads to a double garage. Offered to the market with no onward chain.

Directions

* Bridgend Town centre- 2.1 Miles * Cardiff city centre- 25 Miles * J36 of the M4- 4.7 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a composite front door, the welcoming porch features attractive stone tiled flooring and glass doors leading into the entrance hallway. The hallway continues the stone tiled flooring, benefits from a useful storage cupboard and features a carpeted staircase rising to the first floor.

The spacious open-plan living and dining room is beautifully presented and offers an inviting space for both relaxing and entertaining. Stone tiled flooring flows throughout, complemented by a striking central multifuel fireplace that creates an attractive focal point. Patio doors, flanked by full-height glazed panels, open onto the rear garden and fill the room with natural light, while the front-facing bay window in the dining area further enhances the bright and airy feel.

The generously proportioned kitchen/diner is fitted with a stylish range of modern wall and base units with complementary wood work surfaces. Integrated appliances include a dishwasher, oven, built-in microwave, induction hob and warming plate, with additional space for a freestanding fridge/freezer. Offering plenty of room for a breakfast table and chairs, this well-designed kitchen is finished with practical stone tiled flooring. A rear-facing window enjoys delightful views over the beautifully maintained garden, while a PVC door provides direct access outside.

Leading from the kitchen, the utility room is fitted with matching wall and base units, complementary work surfaces and space and plumbing for two appliances. Continuing the stone tiled flooring, it also benefits from a side access door to the garden.

A useful ground floor WC is fitted with tiled flooring and a two-piece suite comprising a WC and wash hand basin.

To the first floor, the landing features engineered wood flooring and provides access to five well-proportioned bedrooms, two en-suite shower rooms, the family bathroom and a useful storage cupboard.

The impressive main bedroom is a generous rear-facing double room featuring engineered wood flooring, two double fitted wardrobes providing excellent storage and pleasant views over the rear garden. It also benefits from a private en-suite, fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin, complemented by tiled flooring and a side-facing window.

Bedroom Two is another spacious double room, complete with engineered wood flooring, a double fitted wardrobe and a front-facing window. The en-suite shower room is fitted with vinyl flooring and comprises a shower cubicle, wash hand basin and WC, together with a front-facing window.

Bedroom Three is a further well-proportioned double bedroom, featuring engineered wood flooring and a rear-facing window overlooking the garden.

Bedroom Four is also positioned to the rear of the property and benefits from engineered wood flooring, a built-in wardrobe and a rear-facing window, currently being utilised as a home office.

Bedroom Five is located to the front of the property and features engineered wood flooring together with a front-facing window.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin. Finished with vinyl flooring, fully tiled walls and a side-facing window, it provides a practical and well-presented family space.

GARDEN AND GROUNDS

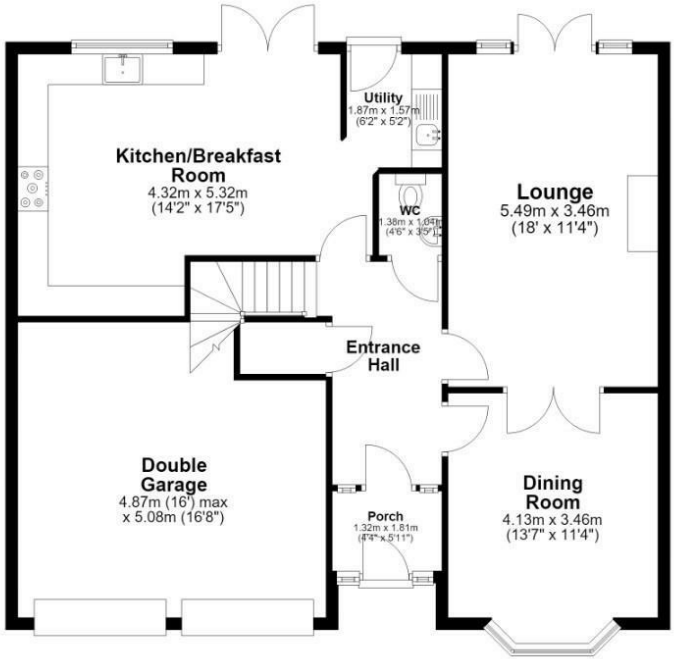
Approached from Banc Gelli Las, number 51 benefits from a large private driveway providing ample off-road parking for multiple vehicles, together with a double garage. To the rear, the fully enclosed garden has been thoughtfully designed for ease of maintenance and features a lawn bordered by mature shrubs, alongside a raised ceramic-tiled terrace with a covered outdoor seating area complete with power. Secure fencing provides a good degree of privacy, while a side patio with a storage shed as well as gated access to one side, offers added practicality and convenient access to the front of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'G'.

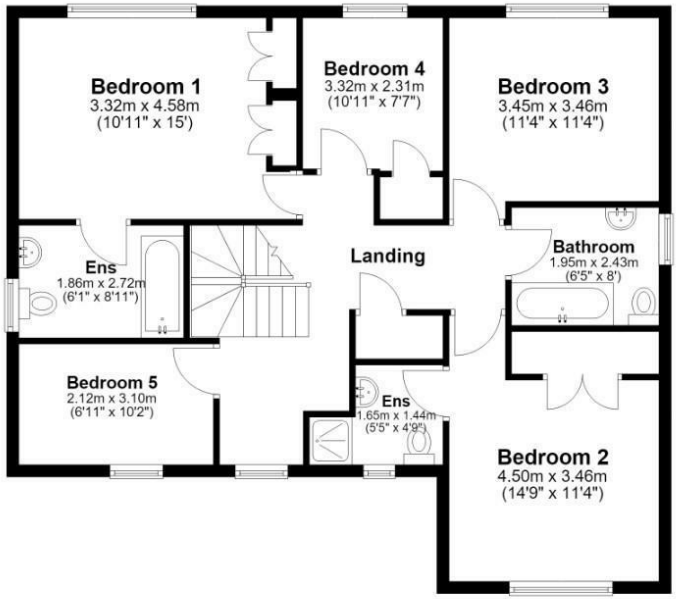
Ground Floor

Approx. 96.8 sq. metres (1042.1 sq. feet)

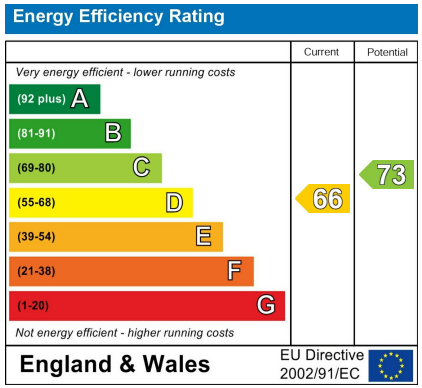


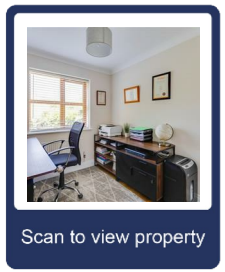
First Floor

Approx. 86.2 sq. metres (928.4 sq. feet)



Total area: approx. 183.1 sq. metres (1970.4 sq. feet)





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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